134.0	0001	0008.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,530,300	/	1,530,300
USE VALUE:	1,530,300	/	1,530,300
ASSESSED:	1,530,300	/	1,530,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		VALLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGGINS ERIN K
Owner 2:	ROSNER DOUGLAS B
Owner 3:	
Street 1:	3 VALLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HIGGINS ERIN K -
Owner 2:	ROSNER DOUGLAS B -
Street 1:	3 VALLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,811 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1926, having primarily Brick Veneer Exterior and 4063 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14811.000	907,800	200	622,300	1,530,300
Total Card	0.340	907,800	200	622,300	1,530,300
Total Parcel	0.340	907,800	200	622,300	1,530,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.64 | /Parcel: 376.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	86132
GIS Ref	
GIS Ref	
Insp Date	05/08/18

!10434!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0001-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	907,000	200	14,811.	622,300	1,529,500	1,529,500	Year End Roll	12/18/2019
2019	101	FV	739,800	300	14,811.	656,900	1,397,000	1,397,000	Year End Roll	1/3/2019
2018	101	FV	739,800	300	14,811.	484,000	1,224,100	1,224,100	Year End Roll	12/20/2017
2017	101	FV	739,800	300	14,811.	463,300	1,203,400	1,203,400	Year End Roll	1/3/2017
2016	101	FV	739,800	300	14,811.	428,700	1,168,800	1,168,800	Year End	1/4/2016
2015	101	FV	643,100	300	14,811.	359,600	1,003,000	1,003,000	Year End Roll	12/11/2014
2014	101	FV	643,100	300	14,811.	351,300	994,700	994,700	Year End Roll	12/16/2013
2013	101	FV	643,100	300	14,811.	334,700	978,100	978,100		12/13/2012

PRINT

Date	Time
12/11/20	00:44:18

LAST REV

Date	Time
03/12/20	16:33:58
danam	
10434	

USER DEFINED

Prior Id # 1:	86132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALTEMAN ANNE	37543-351		12/23/2002		759,000	No	No		
MAFFEO RUDOLPH	30477-366		7/29/1999		625,000	No	No		
	13682-517		5/1/1979		120,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2020	175	Inter-De	15,900	C				
8/7/2013	1194	Manual	30,000	C				
5/29/2008	528	Dormers	47,600			G9	GR FY09	DRMR 2ND FLR, RENO
3/18/2008	254	Redo Bat	5,000			G9	GR FY09	
3/18/2005	188	Renovate	172,000			G7	GR FY07	re-do kitchen buil
1/16/2003	28	Manual	36,200					REMOVE CHIMNEY/REM

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	CC	Chris C
1/16/2014	Info Fm Prmt	EMK	Ellen K
2/17/2009	Measured	372	PATRIOT
8/15/2005	Inspected	BR	B Rossignol
3/25/2003	MLS	MM	Mary M
5/13/2000	Inspected	197	PATRIOT
11/9/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14811		Sq. Ft.	Site		0	90.	0.47	10			Ledge	-20					622,314						622,300	

Total AC/HA: 0.34001 | Total SF/SM: 14811 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 622,314 | Spl Credit | Total: 622,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	35	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.90842974
Const Adj.:	1.07066441
Adj $ / SQ:	121.578
Other Features:	116200
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	951598
Depreciation:	43773
Depreciated Total:	907824

COMMENTS

OF=SHOWER STALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

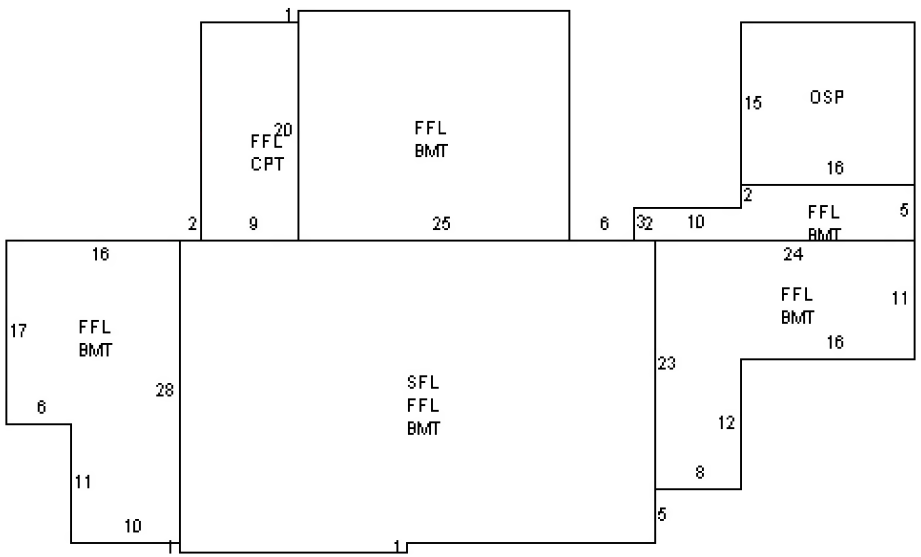
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.70
Special Features:	0	Val/Su Net:	127.63
Final Total:	907800	Val/Su SzAd	223.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,810	121.580	341,634
BMT	Basement	2,630	36.470	95,925
SFL	Second Floor	1,253	121.580	152,337
OSP	Screen Porch	240	27.530	6,607
CPT	Carport	180	15.470	2,784

Net Sketched Area:	7,113			Total:	599,287
Size Ad	4063	Gross Are	7113	FinArea	4063

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0001-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X8	A	AV	1975	6.00	T	35.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200

IMAGE

AssessPro Patriot Properties, Inc